

Scenario 7

Plan Horizons



Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)									
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER									
Existing 2008 Development: 369,450 Jobs & 309,350 DU									
Growth Above Existing: 470,000 Jobs & 120,000 DU									
The following table sets forth a phasing plan that establishes three time periods (Horizons) for the development of planned Urban Village Areas. The Land Use / Transportation Diagram will change for each Horizon. Village or Corridor areas identified for potential housing growth will be available for employment use during any Horizon, but only available for expanded housing use once implementation of the General Plan enters the indicated Horizon. The Diagram will change from one Horizon to the next to identify new housing growth areas as indicated on the Table. Job growth may occur in all growth areas at any point in time (e.g., in any Planning Horizon). The Table indicates the planned amount of housing growth in each Horizon for each Urban Village Area. Horizon 1 Growth Areas are highlighted in red.									
	Acres	Planned Job Capacity	Planned Housing Yield (DU)	Planned Acreage for Mixed-Use Residential	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
					Existing Capacity	Horizon 1	Horizon 2	Horizon 3	Phases 2-4
Total Plan Growth Capacity		470,000	120,000		40,200	4,446	25,916	25,438	24,000
Downtown									
Downtown (v)		48,500	10,360		10,360				
Portion Housing Capacity Already Entitled			1,139						
Downtown Sub-Total	1,920	48,500	10,360		10,360	-	-	-	
Specific Plan Areas									
Communications Hill Specific Plan	942	1,700	2,775		2,775				
Jackson-Taylor Residential Strategy	109	100	1,190		1,190				
Martha Gardens Specific Plan	145	-	1,760		1,760				
Midtown Specific Plan	219	1,000	1,600		1,600				
Tamien Station Area Specific Plan	149	600	1,060		1,060				
Alviso Master Plan (v)	11,443	25,520	70		70				
Evergreen Specific Plan (not including V55)	879	-	25		25				
Specific Plan Sub-Total		28,920	8,480		8,480				
Employment Land Areas									
Monterey Business Corridor (v)	421	1,095	-		8,640				
New Edenvale	754	16,000	-						
Old Edenvale Area (Bernal)	474	31,000	-						
North Coyote Valley	1,722	50,000	-						
Evergreen Campus Industrial Area	368	12,000	-						
North San Jose (including Rincon South)	4,382	100,000	32,640						24,000
Portion Housing Capacity Already Entitled			8,640						
VT1 - Lundy/Milpitas BART	150	28,400	-						
Berryessa / International Business Park (v)	448	10,155	-						
Mabury (v)	300	2,265	-						
East Gish (v)	442	2,300	-						
Senter Road (v)	345	2,275	-						
VT5 - Santa Clara / Airport West (FMC)	194	1,600	-						
Employment Land Sub-Total		257,090	32,640		8,640	-	-	-	24,000
BART/Caltrain Villages									
VT2 - Berryessa BART / Berryessa Rd/Lundy Av (v)	250	22,100	4,814	48	3,884		930		
Portion Housing Capacity Already Entitled			3,884						
VT3 - Five Wounds BART	32	4,050	845	8	9		845		
VT4 - The Alameda (East)	19	1,610	411	4		402			
Portion Housing Capacity Already Entitled			9						
VT6 - Blossom Hill / Hitachi	302	-	2,930	29		2,930			
Portion Housing Capacity Already Entitled			2,930						
VT7 - Blossom Hill / Monterey Rd	24	1,940	-						
BART/Caltrain Villages Sub-Total		29,700	9,000		6,823	402	1,775	-	
Light Rail Villages (Existing LRT)									
VR8 - Curtner Light Rail/Caltrain (v)	43	1,380	1,440	36	342		1,440		
VR9 - Race Street Light Rail (v)	78	2,907	2,612	65			2,270		
Portion Housing Capacity Already Entitled			342						
VR10 - Capitol/87 Light Rail (v)	48	2,768	1,195	30			1,195		
VR11 - Penitencia Creek Light Rail	30	1,013	920	23			920		
VR12 - N. Capitol Av/Hostetter Rd (v)	23	500	1,230	23			1,230		
VR13 - N. Capitol Av/Berryessa Rd (v)	49	2,022	1,465	37			1,465		
VR14 - N. Capitol Av/Mabury Rd	30	250	700	18			700		
VR15 - N. Capitol Av/McKee Rd (v)	55	2,812	1,930	48			1,930		
VR16 - S. Capitol Av/Capitol Expy (moved to other)	2	-	-						
VR17 - Oakridge Mall and Vicinity (v)	323								
A (Cambrian/Pioneer)		3,375	2,712	68			2,712		
B (Edenvale)		5,715	4,591	115			4,591		
VR18 - Blossom Hill Rd/Cahalan Av	28	1,780	600	15	8		600		
VR19 - Blossom Hill Rd/Snell Av	45	2,598	1,083	27			1,075		
Portion Housing Capacity Already Entitled			8						
Light Rail Villages (Existing LRT) Sub-Total		27,120	20,478		350	-	20,128	-	
Light Rail Corridors (Existing LRT)									
CR20 - N. 1st Street	66	2,520	1,678	42	333		1,345		
Portion Housing Capacity Already Entitled			333						
CR21 - Southwest Expressway (v)	132	4,965	3,007	75	339		2,668		
Portion Housing Capacity Already Entitled			339						
Light Rail Corridors (Existing LRT) Sub-Total		7,485	4,685		672	-	4,013	-	
Light Rail Villages (Planned LRT)									
VR22 - Arcadia/Eastridge (potential) Light Rail (v)	78	3,690	250		250				
VR23 - E. Capitol Expy/Silver Creek Rd	58	900	1,000	25				1,000	
Light Rail Villages (Planned LRT) Sub-Total		4,590	1,250		250	-	-	1,000	
Light Rail Corridors (Planned BRT/LRT)									
CR28 - E. Santa Clara Street					93				
A (West of 17th Street)	64	795	850	17		850			
B (SWBT Plan Area)	47	605	650	13		650			
CR29 - Alum Rock Avenue									
A (SWBT Plan Area)	18	270	310	6		310			
B NBD Area	72	870	1,010	20		917			
C (East of 680)	61	1,010	1,175	24				1175	
CR30 - The Alameda (West)	16	440	400	8				400	
CR31 - W. San Carlos Street									
A (East)	48	380	480	10		480			
B (Mid)	32	260	330	7		235			
C (West)	39	340	435	9		217			
CR32 - Stevens Creek Boulevard									
A (East)	78	700	1,300	26	218			1300	
B (Mid)	116	950	1,750	35				1750	
C (West)	75	750	810	16				810	
Light Rail Corridors (Planned BRT/LRT) Sub-Total		7,370	9,500		406	3,659	-	5,435	-

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	Acres	Planned Job Capacity	Planned Housing Yield (DU)		Planned Acreage for Mixed-Use Residential	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
						Existing Capacity	Horizon 1	Horizon 2	Horizon 3	Phases 2-4
Total Plan Growth Capacity		470,000	120,000			40,200	4,446	25,916	25,438	24,000
Commercial Center Villages & Corridors										
C34 - Tully Rd/S. King Rd	90	1,900	1,000		20	725			1,000	
C35 - Valley Fair/Santana Row and Vicinity (v)	116	2,410	2,635		53				1,910	
Portion Housing Capacity Already Entitled		-	725							
C36 - Paseo de Saratoga and Vicinity	140	3,000	2,500		50				2,500	
C37 - Santa Teresa Bl/Bernal Rd	56	1,500	700		14				700	
C38 - Winchester Boulevard	216	4,600	2,000		40	74			2,000	
C39 - S. Bascom Avenue (North)	62	1,440	1,560		28				1,560	
C40 - S. Bascom Avenue (South) (v)	63	1,705	805		16				731	
Portion Housing Capacity Already Entitled		-	74							
C41 - Saratoga Avenue (v)	100	3,605	1,115		22		89			1,026
Portion Housing Capacity Already Entitled		-	89		17	45				
C43 - S. De Anza Boulevard (v)	64	2,140	845						800	
Portion Housing Capacity Already Entitled		-	45							
C44 - Camden/Hillsdale Avenue	90	3,500	1,000		20				1,000	
Commercial Center Sub-Total		25,800	14,160			933	-	-	13,227	-
Neighborhood Villages										
V47 - Landess Av/Morrill Av	16	600	270		7	7			270	
V48 - Piedmont Rd/Sierra Rd	11	400	150		4				150	
V49 - McKee Rd/ Toyon Av	13	400	180		5				180	
V50 - McKee Rd/White Rd (v)	10	300	168		4				161	
Portion Housing Capacity Already Entitled		-	7							
V52 - E. Capitol Expy/Foxdale Dr	14	400	212		5	67			212	
V53 - Quimby Rd/S. White Rd	16	500	225		6				225	
V54 - Aborn Rd/San Felipe Rd	19	500	310		8				310	
V55 - Evergreen Village	30	600	385		10		385			
V57 - S. 24th St/William Ct (v)	9	415	217		5				150	
Portion Housing Capacity Already Entitled		-	67							
V58 - Monterey Rd/Chynoweth Rd	26	1,200	120		3				120	
V59 - Santa Teresa Bl/Cottle Rd (v)	31	1,090	500		13				500	
V60 - Santa Teresa Bl/Snell Av	11	500	140		4				140	
V61 - Bollinger Rd/Miller Av	13	400	160		4				160	
V62 - Bollinger Rd/Lawrence Expy	5	200	70		2				70	
V63 - Hamilton Av/Meridian Av	40	1,000	710		18				710	
V64 - Almaden Expy/Hillsdale Av	24	800	370		9				370	
V65 - Foxworthy Av/Meridian Av	16	700	250		6		55		195	
Portion Housing Capacity Already Entitled		-	55							
V67 - Branham Ln/Meridian Av	18	650	310		8			310		
V68 - Camden Av/Branham Ln	26	650	450		11			450		
V69 - Kooser Rd/Meridian Av	20	850	350		9			350		
V70 - Camden Av/Kooser Rd (v)	26	1,080	623		16			623		
V71 - Meridian Av/Redmond Av	10	505	120		3			120		
Neighborhood Villages Sub-Total		13,740	6,290			129	385	-	5,776	-
Other Identified Growth Areas										
Vacant Lands	558	3,625	1,460			1,460 1,697				
Entitled & Not Built	513	-	1,697							
Former Villages (no housing growth capacity)										
VT25 - W. Capitol Expy/Monterey Rd	24	870	-							
VR16 - S. Capitol Av/Capitol Expy	2	260	-							
VR24 - Monterey Hwy/Senter Rd	35	1,280	-							
VR26 - E. Capitol Expy/McLaughlin Dr	16	630	-							
VR27 - W. Capitol Expy/Vistapark Dr	15	680	-							
C42 - Story Road (v)	115	7,020	-							
C45 - County Fairgrounds	184	4,120	-							
C46 - Meridian / Parkmoor	21	1,200	-							
Other Identified Growth Areas Sub-Total		19,685	3,157			3,157	-	-	-	-
Notes:										
DU = Dwelling Units (Occupied and Vacant)										
Planned Housing Yield (DU) = The number of new dwelling units which would be produced within the identified growth area through redevelopment of the planned Mixed-Use Residential land areas at the anticipated density (DU/AC)										
Projected DU Growth by Horizon (Timeframe) = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.										
Base = Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.										
Vacant Lands = Potential development capacity based upon the current General Plan designation for sites identified as being currently vacant or significantly underutilized in respect to the current General Plan projected capacity. These lands are identified in the Vacant Land Inventory most recently updated by the City in 2007. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).										